

**ORDINANCE NO 20070809-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 726 ACRES OF LAND GENERALLY KNOWN AS THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 17 TRACTS OF LAND**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN**

**PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property, and to change the base zoning districts on 17 tracts of land within the property (the "Property") described in Zoning Case No C14-2007-0006, on file at the Neighborhood Planning and Zoning Department, as follows

Approximately 726 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" (*the Tract Map*),

**SAVE AND EXCEPT**

Tract 202	7650, 7540 Ed Bluestein Blvd,
Tract 210	2 828 ac ABS 258 Sur 26 Tannehill JC, and 4 798 ac ABS Sur 29 Tannehill JC,
Tract 220	5301 Loyola Lane and
Tract 220a	976' x 367' portion of 5301 Loyola Lane,

generally known as the University Hills neighborhood plan combining district, locally known as the area bounded by U S Highways 290 and 183 on the north, U S Highway 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*)

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect

**PART 2** The base zoning districts for the 17 tracts of land are changed from single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence medium density (MF-3) district, neighborhood office-conditional overlay (NO-CO) combining district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial service (LI) district to single family residence standard lot-neighborhood plan (SF-2-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below

TRACT NUMBER	ADDRESS	FROM	TO
201	7329 US Hwy 290	GR	MF 3 NP
203	6801 Northeast Dr	SF 2	P NP
205	3400 3401 3403 3405 3407 Lynridge Dr	GR	SF 2 NP
206	3401 3403 3405 Val Dr 3404 3406 3408 3410 3416 Lynridge Dr	GR	SF 2 NP
207	3500 Susquehanna Lane	SF 2	P NP
208	7206 7210 7112 Ed Bluestein Blvd	GR	GR NP
	Footprint [3750 sq ft] at the southern portion of 7112 Ed Bluestein Blvd	CS 1	GR NP
211	10 369 Acre Tract of ABS 22 SUR 29 Tannehill JC	SF 3 NO CO	SF 6 NP
	Lot 1B of the Bluffs at University Hills Resubdivision of Lot 1 Block B	NO CO	SF 6 NP
212	4700 Loyola Lane	GR	GR CO NP
213	4720 Loyola Lane	GR CO	GR MU CO NP
214	4607 Loyola Lane	GR	GR CO NP
215	4701 Loyola Lane	GR	GR MU CO NP
216	CS footprint [1500 sq ft] at 6700 Manor Road	CS	LR NP
217	3501 Loyola Lane	LR	LR MU CO NP

TRACT NUMBER	ADDRESS	FROM	TO
219	6540 6600 Ed Bluestein Blvd	GR MF 3 SF 3	GR MU NP
221	20 227 Acre parcel of ABS 22 SUR Tannehill JC	LI	GR MU NP
222	Approximately 600x600 portion of 10 369 Acre Tract of ABS 22 SUR 29 Tannehill JC	SF 3	LR CO NP
223	3409 Carol Ann Dr	LR	SF 2 NP

**PART 3** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP

- A Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code
- B Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code
- C Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code

**PART 4** Tract 208 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1552 through 25-2-1557 of the Code

**PART 5** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A The following uses are prohibited uses of Tracts 212, 213, and 215
  - Automotive repair services
  - Automotive sales
  - Service station
  - Commercial off-street parking
  - Automotive rentals
  - Automotive washing (of any type)
  - Funeral services
  - Bail bond services
- B Group home, Class II use is a prohibited use of Tract 213
- C Service station use is a prohibited use of Tract 222

D The following uses are prohibited uses of Tracts 208, 212, 213, 214, 215, and 217

Drive-in service as an accessory use to a commercial use

E The following uses are prohibited uses of Tract 214

Automotive repair services

Automotive rentals

Automotive sales

Automotive washing (of any type)

Funeral services

Commercial off-street parking

Bail bond services

F Off-site accessory parking is a conditional use of Tracts 212, 213, 214, and 215

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code

**PART 6** This ordinance takes effect on August 20, 2007

**PASSED AND APPROVED**

\_\_\_\_\_ August 9 \_\_\_\_\_, 2007

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§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST** \_\_\_\_\_  
Shirley A Gentry  
City Clerk



**University Hills Neighborhood Plan Combining District  
Tract Map for Rezoning**

City of Austin NPZD  
August 2007

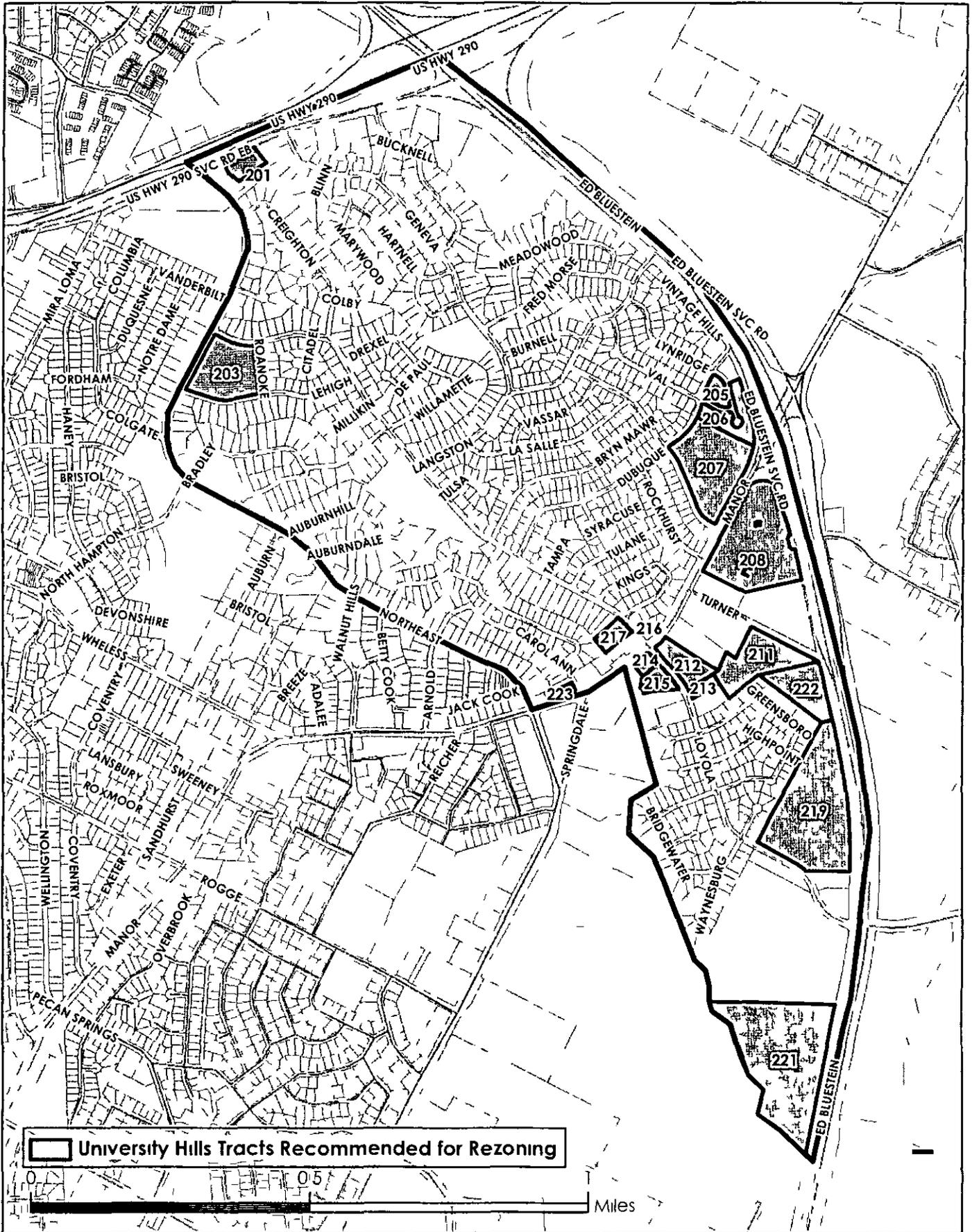
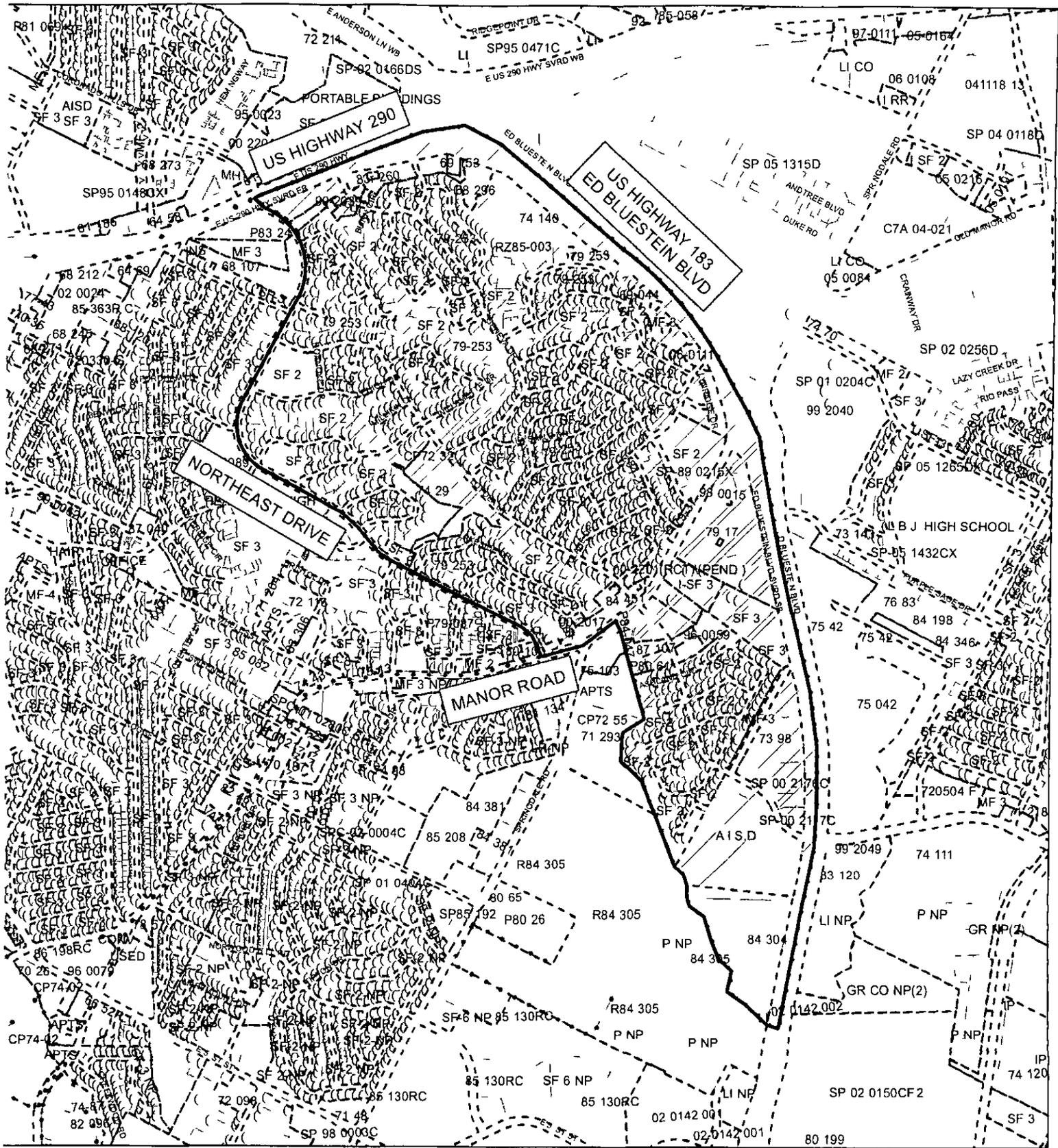


EXHIBIT A



**ZONING EXHIBIT B**

-  Subject Tract
-  Zoning Boundary
-  Pending Cases

**ZONING CASE#** C14 2007 0006  
**ADDRESS** UNIVERSITY HILLS NEIGHBORHOOD  
**SUBJECT AREA** PLAN COMBINING DISTRICT  
**GRID** M25 27 & N25 26  
**MANAGER** A DOMAS



1 = 1400 OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.